Properties For Sale

Properties For Sale

SEVERAL HOUSES and apartments now to rent; act quickly

\$110—QUEEN street, store property, nea corner Beech avenue; may conside second mortgage.

SEE SANAGAN Queen Street East, near Beech Avenue.

Fidelity Agency

road: nine rooms, all conveniences large brick stable; very large ot, with

Houses For Sale.

300—GARNOCK avenue, semi-detacle light rooms, electric light and gas.

800—FERNBANK avenue, semi-det ed. six rooms, newly decorated, l verandah, overlooking park.

300—BROWNING avenue, semi-detae ed, new house, eight rooms, hardwo floors, sun room; will take \$500 ca.

d brick, eight rooms, hardw

500—HILTON avenue, detached, eight rooms and sun room, side drive.

9200—ADMIRAL road, ten large rooms, five grates, hardwood floors, hot water heating, tilled bathroom.

\$10,000—SHERBOURNE street, near Bloor, nine rooms, newly decorated, hot water heating; completion of Bloor street viaduct will greatly increase values in this district.

large rooms, four grates, hardwood floors; this house is exceptional value; rents for \$85 a month.

45 SCOTT street. Main 3476. Nights North 1798.

The Importance of

Making a Will

Too Many Neglect This

Important Matter

### BEAUTIFUL SUBURBAN HOME

### **DIVORCE PROCTOR** IS DIVORCE HATER IN KANSAS CITY

Percentage of Marital Bonds Severed Is Growing Smaller Under a New Officer Created by Popular Consent.

'FRAME-UPS' IMPOSSIBLE

Shysters Out of Business-Citizens Pay the Salary of Unique "Official" Who Reunites Estranged Couples.

Three years ago this city had for every three marriage licenses issued room. one divorce. The ratio now is one five, and the difference is due to s6700—FERNDALE avenue, detached, the work of the Divorce Proctor,

named in November, 1911.

Any person entitled to a divorce can get it, but it is impossible to ob-tain a decree on a "frame-up."

Allegations have been proved false, meddlers routed and couples reunited

medders routed and couples reunited thru the proctor.

Hundreds of men and women used to be divorced when they did not even know they had been sued. A breed of unscrupulous divorce lawyers and with the unworthy divorce seekers argued solemnly against the appointment of the proctor. The county counsellor said he could not be paid out of the county funds.

The judge of the circuit court, however, had said they would recognize a divorce proctor vouched for by the board of public welfare, and a committee of citizens, mostly women, obtained private subscriptions enough to pay his salary.

Falling Off in the Divorce Industry. Of 823 cases which came under his observation in the first six months,

Of 823 cases which came under his observation in the first six months, about one-third never went to trial. The plaintiffs in most of them were scared out. Only 283 decrees were granted. In 1911, 1,224 divorces were allowed. In 1912, the first year of the proctor's service, there were only 881.

"Divorce is a license to remarry. I know men who have been divorced four or five times. Give such a man a divorce and you license him to get some one else in a tangle. The courts should be conservative in deciding who ought to be allowed to remarry.

"Easy divorces are demoralizing in

"Easy divorces are demoralizing in two ways. They are demoralized, first, to young folks of marriageable age. Well, if I find out I don't like him, a foolish girl wil say, "it's easy enough to get a divorce." And they are demoralizing, on the other hard, to married people.

"For some petty grievance the hus-"For some petty grievance the husband or the wife, because she has more time to be wife, because she has more time scaffold."

Takeling in the interest of the work planned by an elderly mother as the lifework of her son. But he went astray and yesterday died on the scaffold.

to brood over petty grievances-will rush into court, confident that divorces are waiting there for all who apply. The woman, divorced, is quick to

recommend divorce to her friends. 'I told her I wouldn't live a single day with a man who treated me like that,' she says when the man has commit-ted some trivial offense. 'I told her to get a divorce.'
Gives Good Advice.

"I try to persuade the couple to move into a new district and quit their divorce talking friends. And the plan works."

move into a new district and quit their divorce talking friends. And the plan works."

Mr. Wright is preparing a bill to be introduced at the next session of the legislature. It provides for the trial of all divorce cases in a court of domestic relations, which would embrace with divorce trials the functions of the present juvenile court. The parents of 90 per cent. of the children tried in that court are separated or divorced.

"This kind of legislation," he said, "will do more goed than new divorce laws or new marriage laws. It will give material for educating the public on the causes and evil consequences of divorce. Legislation on divorce and on marriage may help.

"Physical examinations before marriage and a longer term of residence in the state before divorce would make for improvement. But neither kind of legislation is going to do so much toward happy married life as education on the things that make

Properties For Sale

### G. W. Argue & Co.

Properties For Sale.

### Take a Motor Trip and See Islington

GENTS will meet prospective buyers at | \$500 AND UPWARDS for acreage pro

EASY TERMS of pays

### F. J. Cox Co.

ed, eight rooms, sun room, three grates and laundry tubs. 6500—SPRINGHURST avenue, detached nine rooms, newly decorated al through, hardwood floors, three grates two verandahs.

### Acre Lots, Special Sale Monday

5500—BRUNSWICK avenue, near Bernard; eight rooms, gas and electric light, separate toilet, two grates, large verandah. poening up a subdivision out on the Kingston road next week, and must positive the poening up a subdivision out on the Kingston road next week, and must positive that a current of the contract of the contract of the contract of the current of the \$7500—KENDAL avenue, semi-detached, nine rooms and large sun room, hot water heating, verandah, garage and side drive.

# \$20,000

### 25 High Park Boulevard

High-class residence. Distinctive features. Detail woodwork; handsomely decorated; exquisitely finished. Eleven rooms, two baths, extra toilet requisition, two sunrooms, billiard room, garage for two cars. This price also includes electric fix-

#### E. P. ATKINSON 1951 DUNDAS ST.

Phones-Jct. 1880; Park 44.

# TANNER & GATES

315,000—NORTH ROSEDALE, large residence, 11 rooms, side drive and garage for two cars, house is well built and nicely decorated, everything up-to-date, lot 50 x 130.

8500—GOTHIC avenue, splendid 9-roomed detached brick and stone residence. % quarter cut oak floors, tiled bathroom, rooms are large and bright, good sized lot; let us show you this.

solid pressed brick, hot water heating, 8 rooms, nicely decorated, hardwood floors, beautiful situation, overlooking boulevard near Park; terms easy.

\$6500—GEOFFREY street, 6 rooms, detached, solid brick, hot water heating,

nardwood floors and trim, upper and ower verandah, a very fine house; eas

00—SHELDRAKE boulevard, splendirick, detached, 7 rooms, nicely diorated, very well built, lot 50 x 15 terms arranged to suit; owner now li ing in New York and is forced to se

detached, 6-roomed solid brick house on a good street, through hall, pantry mantel, verandah, side entrance, ga and electric, thoroughly modern. IF YOU do not see what you want in the above list, please telephone us and we will give you a fuller list. TANNER & GATES, Realty Broker Tanner-Gates Building, 26-28 Adelaid Street West, Main 5893.

# RYAN

1012 Bloor, J. 5424

brick, square plan, seven large rooms, expensively decorated, oak floors, three mantels, dining room paneled and plate rabled, separate toilet, separate pantry; large lot, 34 x 180, with fruit trees, garage, and drained stable; this house is south of Bloor, and a real bargain; only \$1200 cash, balance easy.

300 CASH-Balance \$1100, one or pair,

\$350 CASH—Balance \$2900, new, solid brick, six rooms, all conveniences, side drive.

solid brick, 6 rooms and sun room, wide side entrance, lot 19 x 120; quarter-cut oak floors, Georgia pine trim,

two entrances to cellar, with laundry tubs and guaranteed furnace, 2 lovely mantels, 3-piece white enamel bathroom, clothes closets in all rooms, separate pantry, full-s'zed verandah and front balcony; on the best residential street on the hill. Don't fail to see these houses if you want a real bargain.

Gladstone, South of Bloor.

DETACHED, side drive, \$1500 cash, solid brick, eight large rooms, through hall to very light kitchen, expensively decorated all through oak floors, two expensive mantels, three-piece bathroom, large verandah and front balcony, sun room, laundry tubs and divided cellar; lot 29 x 150. Th's is the best buy on Gladstone, south of Bloor.

F. J. RYAN, 1012 Bloor. Phone Jun

### GASKINS

much toward happy married life as education on the things that make and address plainly across it, and mail to us with 35 cents, or three forms sent for \$1, post free, Don't use anything but the Bax Legal Will Form, the only one that has stood the test of time and the law courts. Sold by Bax Will Form Co., Room \$1, 280 College street, Toronto.

116 Church Street.

Phones:

\$1250, CASH \$100—Rhodes avenue, 3-roomed frame house on large lot.

\$3400, CASH \$425—RIVER street, 6 roome, solld brick, slate roof, good investment.

\$3600—PAPE avenue, beautiful detached home, close to Gerrard, very large lot.

solid brick, laundry tubs, hardwoo floors; bargain. 4100-RIVERDALE avenue, 8 root solid brick, near Broadview.

plan, hardwood floors, separate tollet, Dalsy hot water heating, slate roof, beautifully decorated; this is a genuine

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Properties For Sale

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ERMS \$1 down and \$1 weekly, with privilege of paying as much more you like at any time, every lot his dry and level, and title guaranteeds in

# BRAMPTON

# SEVEN ROOMS

Square Plan

# High Park Vicinity

#### CHAS. L. WATT'S SPECIALS

beautiful, cosy, solid brick home, with five rooms, sun room, three-piece bath-room, gas, electricity; full-size concrete cellar, with hot air furnace that heats all rooms, including sun room, verandah, side entrance, good lot, am conveniences, close to cars.

THE ABOVE houses are exceptional good buys. I have number of others, Call and see if I have what you want. CHAS. L. WATT, corner Greenwood an Gerrard. Phone Gerrard 2622.

# Mount Dennis

HERE'S a homeseeker's chance—I have four of these houses left. \$1800 will buy you a nice five-room brick house, \$100 down and the bajance like rent; come early if you want one of these.

1100—4-ROOM cottage, electric verandah, lot 25 x 100, \$100 cash. 51900—5 ROOMS, electric light, verandal full-size cellar, 1 minute from car line see this when you are in Mount Dennis \$200 cash; this house is on the Hambel boulevard, 100-foot street.

SEE J. SOUTHORN, corner Weston road and Lambton avenue, Mount Dennis. Junction 4748.

#### Apartments To Let.

"THE UPPER CANADA," on the Hill, just completed, equipped with every known modern improvement, laundry dryers installed, vacuum cleaner, heated garages, etc., etc. These desirable apartments can be had at reduced rents for the first year. For appointments, phone Adelaide 1096, day or night. P.S.—Owner on premises all day Monday, the 25th (Victoria Day).

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TO LEASE—At Lewiston, Niagara Co., sentleman's residence; fine old colonial house, partly furnished (antiques); pure water piped to house; fine gardens; unusual opportunity. Apply Mrs. T., Frontier House, Lewiston.

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MONEY TO LOAN on first mortgage; large amounts only; \$50,000 upward; low rate of interest. J. J. Doran, Real Estate and Financial Broker, Crown Office Building, Queen and Victoria ed? RRST MORTGAGE FUNDS to loan on good residential property at current rates. Frank Bott, 707 Kent Building, Adelaide 255.

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April 20

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